

HARRIS COUNTY

ENGINEERING DEPARTMENT
Permit Office

10555 Northwest Frwy., Suite 120
Houston, Texas 77092
(713) 274-3900

Harris County Clerk's Office:

Please record plat and/or supporting documentation upon receipt of filing fee and have the Owner's / Engineer's representative provide appropriate information in the blank spaces of the attached document(s) prior to recordation of the instrument(s).

Thank you,



LaTosha Baker
Sr. Planner
Harris County Engineering / Permits

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HARRIS

WHEREAS, 290 WR Holdings LP, a Texas limited partnership has platted that certain 8.260 acres of land out of the Moses Merritt Survey, Abstract No. 578, Harris County, Texas, which property was surveyed and platted on _____, by LJA Engineering, Inc. and known as Harris County MUD No 477 Wastewater Treatment Plant No 1 and recorded at Vol. _____ Pg. No. _____ of the Map Records and Clerk's File No. _____ of the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, Flagstar Bank, FSB, A federally chartered savings bank is the present owner and holder of a lien(s) against the above described property, said lien(s) being evidenced as recorded at Clerk File Numbers RP-2021-506954 and RP-2021-506955 of the Deed Records of Real Property of Harris County, Texas, and is the holder of promissory note(s) secured by said lien(s), desires to subordinate said lien(s) to the dedication of all streets, rights-of-way and easements as well as all other terms and conditions referred to on the subdivision of Harris County MUD No 477 Wastewater Treatment Plant No 1;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by 290 WR Holdings LP, a Texas limited partnership to said Lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said Lienholder as the present owner and holder of the note and lien(s) given to secure the payment of the same, does hereby fully subordinate its lien(s) to the plat of the subdivision of Harris County MUD No 477 Wastewater Treatment Plant No 1 and the dedication evidenced thereby and does hereby

RATIFY, CONFIRM, AND APPROVE in all respects the subdivision of Harris County MUD No 477 Wastewater Treatment Plant No 1 and the dedication, terms and provisions evidenced thereby.

The said Lienholder does hereby WARRANT AND REPRESENT that it is the present owner and holder of the note(s) and the lien(s) given to secure the payment of the same and that it is the owner and holder of the note and the lien(s).

Except as expressly modified hereby the lien(s) shall remain in full force and effect.

Executed this 7th day of October, 2021.

Flagstar Bank, FSB,
A federally chartered savings bank

By: 


Printed Name: Jerry Schillaci

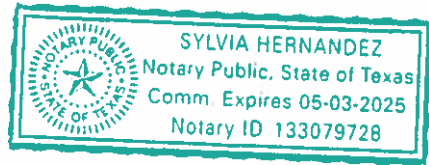
Title: Vice President

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on this 7th day of October, 2021, by Jerry Schilkei as Vice President of Flagstar Bank, FSB, A federally chartered savings bank.


NOTARY PUBLIC in and for the State of Texas



After recording – send to:
LJA Engineering, Inc. – Naomi McAninch
3600 W Sam Houston Parkway S, Suite 600
Houston, Texas 77042

Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

October 6, 2021

City of Houston Planning Commission
611 Walker Street, 6th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records HARRIS County, Texas, as of September 30, 2021 insofar as they pertain to:

Being a tract containing 8.260 acres of land located in the Moses Merritt Survey, Abstract 578, Harris County, Texas. Said 8.260 acres being a portion of a call 914.42 acre tract, styled as Tract 1, recorded in the name of 290 WR Holdings LP in H.C.C.F. No. RP-2017-245403, a call 0.057 acre tract recorded in the name of Monica Gibson in H.C.C.F. No. 20070749263, a call 0.057 acre tract recorded in the name of Mollie Peacock in H.C.C.F. No. 20070749258, a call 0.057 acre tract recorded in the name of Marcia E. Rowley in H.C.C.F. No. 20070749261, a call 0.057 acre tract recorded in the name of Judith T. Culwell in H.C.C.F. No. 20070749266, and a call 0.057 acre tract recorded in the name of Jacelyn Ryan in H.C.C.F. No. 20070749267. Said 8.260 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto, (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

290 WR Holdings LP, a Texas limited partnership,

EASEMENTS AND OTHER ENCUMBRANCES:

A 1/32nd royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in

Instrument recorded in Volume 1164, Page 694 of the Deed Records of Harris County, Texas.

A 1/16th royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instrument recorded in Volume 1253, Page 701 of the Deed Records of Harris County, Texas.

1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 7869, Page 158 of the Deed Records of Harris County, Texas. Executory and surface rights waived therein.

1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded under Clerk's File No. J718379 of the Real Property Records of Harris County, Texas. Executory and surface rights waived therein.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under Clerk's File No. S060435 of the Real Property Records of Harris County, Texas. Surface rights waived by instrument recorded under Clerk's File No. V973083 of the Real Property Records of Harris County, Texas.

1/96th royalty interest in all oil, Gas and other mineral in, on, under that maybe produced from the property as reserved in Instrument recorded in Volume 2132, Page 587 of the Dead Record Of Harris County, Texas.

Affidavit to the Public for a Stormwater Quality Management Plan as recorded under Harris County Clerk's File No. RP-2020-258326.

RESTRICTIONS:

None of Record

LIENS:

Deed of Trust, dated September 2, 2021, filed on September 3, 2021, recorded under Harris County Clerk's File No RP-2021-506954, executed by 290 WR Holdings, LP, a Texas limited partnership, to Paul Borja, Trustee, securing the payment of one note in the amount of \$45,000,000.00, payable to the order of Flagstar Bank, FSB, a federally chartered savings bank

Assignment of Reimbursement Contract and Proceeds, effective September 2, 2021, filed on September 3, 2021 recorded under Harris County Clerk's File No. RP-2021-506955.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:
Charter Title Company

By: *Yolanda Mercado*
Yolanda Mercado, Examiner

October 6, 2021

County: Harris
Project: Warren Ranch – HCMUD 477 WWTP
Job No.: 177005
MBS No.: 19-347

FIELD NOTES FOR 8.260 ACRES

Being a tract containing 8.260 acres of land located in the Moses Merritt Survey, Abstract 578 Harris County, Texas. Said 8.260 acres being a portion of a call 914.42 acre tract, styled as Tract 1, recorded in the name of 290 WR Holdings LP in H.C.C.F. No. RP-2017-245403, a call 0.057 acre tract recorded in the name of Monica Gibson in H.C.C.F. No. 20070749263, a call 0.057 acre tract recorded in the name of Mollie Peacock in H.C.C.F. No. 20070749258, a call 0.057 acre tract recorded in the name of Marcia E. Rowley in H.C.C.F. No. 20070749261, a call 0.057 acre tract recorded in the name of Judith T. Culwell in H.C.C.F. No. 20070749266, and a call 0.057 acre tract recorded in the name of Jacelyn Ryan in H.C.C.F. No. 20070749267. Said 8.260 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

COMMENCING at a 5/8 inch iron rod found at the northeast corner of a call 198.69 acre tract, styled as Tract 2, recorded in the name of 290 WR Holdings LP in H.C.C.F. No. RP-2017-24502 and the southeast corner of a call 265.6310 acre tract recorded in the name of McAlister Opportunity Fund 2012, L.P. in H.C.C.F. No. 20130588048, being on the common line between the I. Ratcliff Survey, Abstract 664 and said M. Merritt Survey and the west right-of-way (R.O.W.) line of Katy-Hockley Road (60-foot width);

THENCE, with the common line between said 198.69 and 265.6310 acre tract, South 87 degrees 39 minutes 37 seconds West, a distance of 3,466.89 feet to a 1/2 inch rod found at the most southerly southwest corner of said 265.6310 acre tract and an easterly corner of said 914.42 acre tract;

THENCE, with the west common line between said 265.6310 and 914.42 acre tracts, North 01 degree 43 minutes 12 seconds West, a distance of 50.00 feet to the **POINT OF BEGINNING** of the herein described tract;

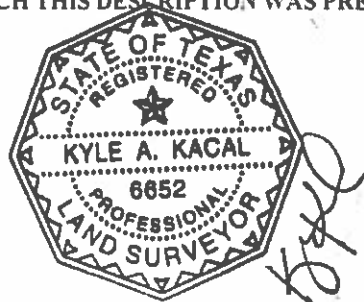
THENCE, through and across said 914.42 acre tract, the following three (3) courses:

- 1.) South 87 degrees 39 minutes 37 seconds West, a distance of 599.76 feet;
- 2.) North 02 degrees 20 minutes 23 seconds West, a distance of 600.01 feet;
- 3.) North 88 degrees 16 minutes 48 seconds East, a distance of 606.22 feet to the aforesaid common line between said 265.6310 and 914.42 acre tracts;

THENCE, with said common line, South 01 degree 43 minutes 12 seconds East, a distance of 593.48 feet to the **POINT OF BEGINNING** and containing 8.260 acres of land.

THIS DESCRIPTION WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF KYLE A. KACAL, RPLS 6652, FILED UNDER JOB NO. 177001 IN THE OFFICES OF GBI PARTNERS, L.P. ALL CORNERS HAVE BEEN OR WILL BE PROPERLY MONUMENTED UPON COMPLETION OF CONSTRUCTION OF THE SUBDIVISION SECTION FOR WHICH THIS DESCRIPTION WAS PREPARED.

GBI Partners, L.P.
TBPLS Firm # 10130300, 10194423
Ph: 281.499.4539
November 12, 2019



TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

290 WR HOLDINGS LP
5005 RIVERWAY DR STE 500
HOUSTON, TX 77056-2196
USA

Legal Description

TR 1B
ABST 578 M MERRITT

Parcel Address: 0 HIGHWAY 290

Legal Acres: 80.0000

Account Number: 044-004-000-0001

Certificate No: 12195452

Certificate Fee: \$10.00

Print Date: 10/04/2021 12:28:06 PM

Paid Date:

Issue Date: 10/04/2021

Operator ID: CPerez

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. TAXES THRU 2020 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2021.

Exemptions:

OPEN SPACE

Certified Owner:

290 WR HOLDINGS LP
5005 RIVERWAY DR STE 500
HOUSTON, TX 77056-2196
USA

Certified Tax Unit(s):

- 40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
678 Emergency Serv Dist #200-E.M.S./Fire

Table with 2 columns: Description, Amount. Rows include 2020 Value (\$871,200), 2020 Levy (\$101.41), 2020 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), Total Amount Due (\$0.00).

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.



Reference (GF) No: N/A

Issued By: [Signature]
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE
WALLER IND. SCHOOL DIST.
1918 Key Street
Waller, Texas 77484
(936) 931-3695

NO 93818

ACCOUNT NUMBER: 057800-003-000-100

PROPERTY OWNER:

290 WR HOLDINGS LP
5005 RIVERWAY DR STE 500
HOUSTON, TX 77056-2196

PROPERTY DESCRIPTION:

TR 1B
ABST 578 M MERRITT

ACRES 80.0000 MIN% .000000000000 TYPE

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
2020	WALLER ISD			* ALL PAID *	
TOTAL SEQUENCE	0			* ALL PAID *	
	0		TOTAL TAX:	* ALL PAID *	
			UNPAID FEES:	* NONE *	
			INTEREST ON FEES:	* NONE *	
			COMMISSION:	* NONE *	
			TOTAL DUE ==>	* ALL PAID *	

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2020 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.

TAXES PAID FOR YEAR 2020 196.76

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.
(SECTION 23.55, STATE PROPERTY TAX CODE).
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/29/2021

Fee Paid: \$10.00

Brenda Bundick
Tax Assessor & Collector

By: 

** PLEASE NOTE: AS OF THIS DATE, THE 2021 WISD TAXES
HAVE NOT BEEN ASSESSED, BILLED, OR PAID.



TAX CERTIFICATE

JURISDICTION: HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 477
C/O TAX TECH, INCORPORATED
12841 CAPRICORN ST
STAFFORD, TX 77477-5710
(281) 499-1223

ACCOUNT NO.: 044-004-000-0001

PROPERTY OWNER NAME & ADDRESS:

290 WR HOLDINGS LP
5005 RIVERWAY DR
STE 500
HOUSTON TX 77056-2196

PROPERTY LEGAL DESCRIPTION:

TR 1B
ABST 578 M MERRITT
ACREAGE 80.000
0 HIGHWAY 290 HOCKLEY TX 77447

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE, THE FOLLOWING TAXES, PENALTIES AND INTEREST ARE DUE ON THE ABOVE DESCRIBED PROPERTY AS OF THE DATE OF THIS CERTIFICATE:

<u>TAX YEAR</u>	<u>BASE TAX</u>	<u>P & I</u>	<u>DELINQUENT TAX ATTORNEY FEE</u>	<u>TOTAL DUE</u>	<u>DATE PAID</u>
2021	\$0.00	\$0.00	\$0.00	\$0.00	NO TAX RATE FOR TAX YEAR 2021
2020	\$0.00	\$0.00	\$0.00	\$0.00	N/A

THIS CERTIFICATE DOES NOT REFLECT THE POTENTIAL OF ROLLBACK TAXES WHICH MAY BECOME DUE ON PROPERTIES RECEIVING AGRICULTURAL OR OPEN SPACE VALUATION.



SIGNATURE OF AUTHORIZED
OFFICER OF COLLECTING OFFICE

11.11.2021
DATE OF TAX CERTIFICATE

\$10.00
FEE PAID

UTILITY SERVICE PLAN

1. APPLICANT INFORMATION (Please print or type)

Applicant's Name LJA Engineering, Inc.
Mailing Address 3600 W Sam Houston Parkway S, Suite 600 City Houston State TX Zip 77042
Office Phone 713-358-8800 Cellular Phone _____ Fax 713-358-5026
Owner/Developer's Name 290 WP Holding, LP, a Texas limited partnership Phone 713-953-5200
Owner/Developer's Mailing Address 5005 Riverway Drive, Suite 500 City Houston
State TX Zip 77056

2. LOCATION OF PROPERTY

Proposed Subdivision Name Harris County MUD no 477 Wastewater Treatment Plant no 1
Recorded plat name (if a replat or amending plat) _____

Survey Name Moses Merritt Abstract Number 578 Acreage 8.260

3. SERVICE CAPACITY

Proposed Use of Development: Single Family Commercial Mixed Single Family/Commercial
 Other Wastewater Treatment Plant _____
Number of Lots: 0 Estimated Sewerage Capacity Required: 250 g.p.d.
Number of Reserves: 1

4. WATER/SEWER SERVICE All additional documents to be submitted to: plattng@hcpid.org unless otherwise noted.

Water Service:

- To be served by existing utility: Provide proof of approval from District or Utility for proposed development.
- To be served by a new public water well and water plant: Provide proof of Texas Commission on Environmental Quality (TCEQ) Public Water System approval letter and Harris-Galveston Subsidence District Permit.
- To be served by a new commercial, private* water well and/or water plant: For new commercial water well, provide Harris-Galveston Subsidence District permit. If a water plant is also proposed, please provide copy of TCEQ approval letter for the water system.
- To be served by a new residential, private* water well: No documentation required.
- If there is an existing water well or if means of providing water service is undecided: Provide a complete Subdivision Planning Report that demonstrates the feasibility of water well usage in conjunction with an on-site sewage facility for the platted area. Submit the report to wastewater@hcpid.org.

* A private water well serves less than 25 people and has less than 15 connections per 30 TAC §290.38(69).

Wastewater Service:

- To be served by existing utility: Provide proof of approval from District or Utility for proposed development.
- To be served by a new wastewater treatment plant: Provide TCEQ plan approval letter that includes verbiage to allow plant construction to commence or provide TCEQ wastewater discharge permit.
- To be served by an existing/new On-Site Sewage Facility (OSSF) or if means of providing wastewater service is undecided: Provide a complete Subdivision Planning Report that demonstrates the feasibility of an on-site system for the platted area. Please submit the report to wastewater@hcpid.org.

I, Naomi McAninch, the undersigned have carefully reviewed this form and my answers to all questions. To the best of my knowledge, the answers are all true and correct.

SIGNATURE of Applicant/Agent or Attorney  Date 10-13-2021

*** Section 4 does not apply to plats solely used for street dedication(s) and/or detention basin(s).



3600 W Sam Houston Pkwy S, Suite 600, Houston, Texas 77042
t 713953 5200 LJA.com TBPE F-1386 TBPLS 10110501

October 18, 2021

Mr. Julian Boxill
Platting Manager
Harris County Engineering Department
10555 Northwest Freeway, Suite 120
Houston, Texas 77092

Re: Harris County MUD No. 477 Wastewater Treatment Plant No. 1
Harris County Municipal Utility District No. 477
LJA Job No. 2542-1808 (5.3)

Dear Mr. Boxill:

As Harris County Municipal Utility District No. 477 Engineer, I have reviewed the above referenced plat of a subdivision of 8.260 acres out of the Moses Merritt Survey, Abstract No. 578 located in Harris County, Texas and offer no objections. The District intends to serve the referenced project with potable water and wastewater treatment capacity. These statements do not, in any way, relieve the design engineer of any responsibility for adherence to all applicable regulations, criteria or permitting.

Should you have any questions or need any additional information, please call me at 713.953.5205.

Sincerely,


Mark H. Swanson, PE
District Engineer

MHS/pa



ANN HARRIS BENNETT

Tax Assessor-Collector
www.hctax.net

October 28, 2021

RE-ISSUE

Whom It May Concern:

Please be advised that the name HARRIS COUNTY MUD NO 477 WASTEWATER TREATMENT PLANT NO 1 is not the name of any subdivision recorded in the subdivision records Harris County Texas, as maintained by the Harris County Appraisal District and the Office of Harris County Tax Assessor-Collector.

Veronica Hernandez

Office of Ann Harris Bennett
Tax Assessor-Collector
Harris County, Texas